

## ITALIAN VILLAGE COMMISSION MINUTES

Tuesday, August 16, 2016

6:00 p.m.

50 W. Gay St. – First Floor - Conference Room B

**Commissioners Present:** Todd Boyer, David Cooke, Ben Goodman, Rex Hagerling, Jason Sudy,

**Commissioners Absent:** Josh Lapp

**City Staff Present:** Connie Torbeck

- I. CALL TO ORDER (6:05 p.m.).
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Tuesday, September 13, 2016 – 50 W. Gay Street, 1<sup>st</sup> Floor, Conference Room A.
- III. NEXT COMMISSION MEETING – 6:00 p.m., Tuesday, September 20, 2016 – 50 W. Gay Street, 1<sup>st</sup> Floor, Conference Room B.
- IV. SWEARING IN OF STAFF
- V. INTRODUCTION OF COMMISSIONERS PRESENT
- VI. APPROVAL OF MINUTES – Tuesday, June 21, 2016.  
MOTION: Cooke/Boyer (5-0-0) APPROVED
- VII. PUBLIC FORUM  
Andy Klein, Italian Village Society, Streets Committee  
Working on documenting current conditions sidewalk and curb survey.  
Would like to have support from Commission, monetary or an individual Commissioner.  
Council of Historic Neighborhoods also involved.  
  
The Commission supports the efforts of Italian Village Society to complete a survey of current sidewalk and curb materials and conditions in Italian Village and are prepared to pledge resources in the future, to the extent possible. The Commission notes the importance of such a survey in light of the amount of development taking place in the village.  
MOTION: Cooke/Goodman (5-0-0) APPROVED
- VIII. STAFF APPROVALS  
The Italian Village Commission hereby accepts all Staff Approved items (see below) into the formal record.  
Votes are as indicated, with abstentions (if any) shown in brackets immediately following the specific application.  
MOTION: Cooke/Boyer (5-0-0) APPROVED
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS



## **STAFF RECOMMENDATIONS**

### **1. 16-8-14 (not required to attend)**

#### **157-161 Warren Street**

##### **Arthur James (Applicant/Owner)**

*Following presentation of the staff report, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following modifications, as indicated.*

Approve Application 16-8-14, 157-161 Warren Street, as submitted, with all clarifications, as noted:

##### Repair Front Doors

- Make any/all necessary repairs to the two (2) existing, contributing, wooden front doors, per industry standards. All new wood to be of exact same profile and dimension as the original door panels and rails; like-for-like.

##### Install New Side Door

- Remove the one (1) existing, non-original, wood, six-panel door and the wood transom on the east/Hamlet Street elevation.
- Install new, wood, ¾ lite, door and wood transom in the existing opening.

MOTION: Cooke/Goodman (5-0-0) APPROVED

### **2. 16-8-15**

#### **185 East Second Avenue**

##### **Priestas Brothers Builders (Applicant)**

##### **Catriona Van Dyck (Owner)**

*Following presentation of the staff report, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following modifications, as indicated.*

Approve Application 16-8-15, 185 East Second Avenue, as submitted, with all clarifications, as noted:

##### Build New Garage

- Construct a new, 16' x 22', frame, single-car garage, per the submitted site plan and elevation drawings.
- Siding to be 2 ½" HardiPlank, to match profile on house.
- Wood trim to be per the submitted elevation drawings.
- Shingles from approved roofing list to be installed on the 6/12 pitch roof. Final shingle choice to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- Wood overhangs to be 8" on all elevations.
- Foundation to be 8" concrete block.
- One 10' x 7' door to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- One two-panel, half-lite service door on side elevation to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

MOTION: Cooke/Boyer (5-0-0) APPROVED

### **3. 16-8-16**

#### **775-777 Summit Street**

##### **Urban Order Architecture (Applicant)**

##### **Dean Berlon & Steve Hurtt (Owner)**

*Following presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following modifications, as indicated.*

Approve Application 16-8-16, 775-777 Summit Street, as submitted, with all clarifications, as noted:

##### Patio and Landscaping

- Install a new brick patio in the rear yard of each of the two units, per the submitted site plan.
- Install new planting beds, per the submitted site plan.

##### Install New Fence

- Remove existing fence wood fence, and install new 6'H, wood privacy fence with gates to the alley, per the submitted site plan.
- Location of new fence to be per the submitted site plan to provide for new parking pad.

Parking Pad

- Install new, parking pad in area of existing, compacted gravel parking area.
- Permeable paving material to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- Details of landscape buffer along the north side of the parking pad to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

Install Drain & Repair Sidewalk

- Install a new drainline for existing downspout beneath concrete service sidewalk.
- Repair/replace existing service sidewalk, as needed.

Install New Storm Windows

- Install new, low profile, metal storm windows (insert location).
- New storm windows to be installed inside the existing window frame.
- Storm window color to match the primary trim color as closely as possible.
- Double caulk to provide air-tight installation on top and sides. Do not caulk breather holes.
- Horizontal bar on all new storm windows to align with horizontal sash bar on existing windows.
- Storm windows to operate smoothly.

MOTION: Goodman/Hagerling (5-0-0) APPROVED

**4. 16-8-17**

**186 Warren Street**

**Dan Linden (Applicant/Owner)**

*Following presentation of the staff report, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following modifications, as indicated.*

Approve Application 16-8-17, 186 Warren Street, as submitted, with all clarifications, as noted:

New Patio

- Install a new, approximately 150 sq. ft., paved patio area at the rear entrance, per the submitted site plan.
- Brick paver color to be per the submitted photo example.

MOTION: Cooke/Goodman (5-0-0) APPROVED

**5. 16-8-18**

**1171 Say Avenue**

**Genevi Schindehutte (Applicant/Owner)**

*Following presentation of the staff report, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following modifications, as indicated.*

Approve Application 16-8-18, 1171 Say Avenue, as submitted, with all clarifications, as noted:

New Retaining Wall

- Remove the existing, wood and concrete retaining wall at the front of the property.
- Install a new, stone retaining wall in the same location, per the submitted drawing.
- Wall to be 1' H to the south of the sidewalk and 1.5' H to the north.
- New stone to be Olen Valley thin wallstone, or similar, per the submitted product cut sheet.
- Detail of wall cap/coping and return at north end of wall to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

MOTION: Cooke/Goodman (5-0-0) APPROVED

**6. 16-8-19**

**942 Mt. Pleasant Avenue**

**Benjamin Ogg (Applicant/Owner)**

*Following presentation of the staff report, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following modifications, as indicated.*

Approve Application 16-8-19, 942 Mt. Pleasant Avenue, as submitted, with all clarifications, as noted:

New Patio and Landscaping

- Install a new paved patio between the existing house and garage, per the submitted site plan.
- Patio material to be Unilock Hollandstone "Coffee Creek."
- Install new sod and plantings, per the submitted site plan.

New Fence

- Remove existing fence along the alley, and install new, 6'H, wood privacy fence and gate, per the submitted site plan.
- Repair the existing wood privacy fence along the north side of the property, as needed.

MOTION: Cooke/Goodman (5-0-0) APPROVED

**HOLDOVERS**

**7. 16-7-19**

**1167 Say Avenue**

**Marc Manack, Architect (Applicant)**

**Bradley Strickling (Owner)**

*Following presentation of the owner, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following modifications, as indicated.*

Continue Application # 16-7-19, 1167 Say Avenue, and direct Historic Preservation Office staff to place on the September 20, 2016 Italian Village Commission agenda for further review.

Commissioner Comments:

- Provide more information regarding how the proposed house relates to the adjacent buildings.
- Provide more information regarding the set back of the proposed house and the adjacent buildings.
- Provide a basic plan and elevation drawings.
- Need to see elevation drawings to understand the use of balconies.
- Consider a change in width or some other element to differentiate the house from the garage.

MOTION: Cooke/Hagerling (5-0-0) CONTINUED

**8. 16-7-21**

**85 East First Avenue #5**

**Able Roof (Applicant)**

**David Buhlman (Owner)**

*Following presentation of the staff report, a motion was made, vote taken, and results recorded, with the following modifications, as indicated.*

In the absence of, and at the request of the Applicant, continue Application # 16-7-21, 85 East First Avenue #5, and direct Historic Preservation Office staff to place on the September 20, 2016 Italian Village Commission agenda for further review.

MOTION: Cooke/Goodman (5-0-0) CONTINUED

**NEW APPLICATIONS**

**9. 16-8-12a**

**1105 Say Avenue**

**Heather Minor (Applicant)**

**Joel Oney & Travis Sanders (Owners)**

*Following presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following modifications, as indicated.*

Approve Application 16-8-12a, 1105 Say Avenue, as submitted, with all clarifications, as noted:

Install New Door Opening

- Remove the existing, window on the rear elevation, per the submitted photographs.
- Install a new door opening with wood, French doors, per the submitted photograph.

Install New Stoop

- Install a new, semi-circular, wood stoop at the new door opening, per the submitted site plan.
- Drawing for new stoop to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.

Landscaping

- Install new planting bed in front yard, per the submitted site plan.

Note: Removal of the existing window on the rear elevation is being approved because it is not an original window opening.

MOTION: Cooke/Boyer (5-0-0) APPROVED

**10. 16-8-20**

**1014 North High Street**

**Brent Racer/New Avenue Architects & Engineers (Applicant)**

**Fireproof Partners, LLC (Owner)**

*Following the presentation by the Applicant, Application #16-8-20 was divided into Items 'a' and 'b' for clarity of action. Motions were made, votes taken, and results recorded as indicated.*

**16-8-20a**

Continue Application # 16-8-20a, for extension of the existing outdoor seating area, to allow the applicant time to confer with the Department of Public Service, and direct Historic Preservation Office staff to place on the September 20, 2016 Italian Village Commission agenda.

MOTION: Cooke/Boyer (5-0-0) CONTINUED

**16-8-20b**

Approve Application 16-8-12b, 1014 North High Street, as submitted, with all clarifications, as noted:

New Projecting Sign

- Remove existing, projecting, Tai Tiki sign.
- Install one (1) new, double-faced, wood sign, with sandblasted text "Julep," per the submitted rendering.
- Size and round shape of new sign to match existing sign.
- Install two (2) new light fixtures to illuminate sign, per the submitted rendering.
- Measured drawing for sign to be submitted to Historic Preservation Office staff prior to issuance of a Certificate of Appropriateness.

New Awning Sign

- Remove the two existing, red fabric awnings.
- Install two new, black fabric awnings, with the business name "Julep" on the front flap of each awning.

MOTION: Goodman/Boyer (5-0-0) APPROVED

**11. 16-8-21**

**1150 Summit Street**

**Michael Dorsey (Applicant/Owners)**

*Following presentation of the owner, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following modifications, as indicated.*

Continue Application # 16-8-21, 150 Summit Street, and direct Historic Preservation Office staff to place on the September 20, 2016 Italian Village Commission agenda for further review.

Commissioner Comments:

- Appreciate the added bracketing to the rear porch and the changes to the windows and materials.
- Provide more complete, measured drawings, including a section drawing.
- A change in the roof would be preferable. Provide a roof plan.
- Provide a site plan.

MOTION: Cooke/Goodman (5-0-0) CONTINUED

**12. 16-8-22**

**990 Summit Street**

**Brendan Gibbons (Applicant)**

**Connie Klema (Owner)**

*Following presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following modifications, as indicated.*

Approve Application 16-8-22, 990 Summit Street, as submitted, with all clarifications, as noted:

Install New Fence

- Install a new, 48" H, wrought iron fence, Model "F5", from the front corner of 990 Summit Street to the front corner of the neighboring house to the south.
- Install a new, 48" H, wrought iron fence Model "F5", from the rear corner of 990 Summit Street to the rear corner of the neighboring house to the south.
- Fence to be Fortin Ironworks F5, per the submitted product cut sheet.

Note: A 48" high fence is being approved because it is set back in line with the facades of the houses, not placed at the sidewalk.

Note: The Commission encourages any property owners of the adjacent houses who wish to install a fence, to use a consistent fence pattern, height, and location.

Note: Installation of a new retaining wall was withdrawn from the original application by the Applicant.

MOTION: Cooke/Goodman (5-0-0) APPROVED

**13. 16-8-23**

**1100 North High Street**

**Jeff Parenteau (Applicant)**

**Giannopoulos Properties (Owner)**

*Following presentation of applicant and the owner, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following modifications, as indicated.*

Continue Application # 16-8-23, 1100 North High Street, and direct Historic Preservation Office staff to place on the September 20, 2016 Italian Village Commission agenda for further review.

MOTION: Cooke/Boyer (5-0-0) CONTINUED

**14. 16-8-24**

**25 Jeffrey Park Condominiums**

**Chad Seiber/21 Jeffrey Park, LLC (Applicant)**

**21 Jeffrey Park, LLC (Owner)**

*Following presentation of applicant and landscape architect, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following modifications, as indicated.*

Continue Application # 16-8-24, 25 Jeffrey Park Condominiums, for landscaping, and direct Historic Preservation Office staff to place on the September 20, 2016 Italian Village Commission agenda for further review.

Commissioner Comments:

Jason Sudy:

- Would not support the use of artificial turf.
- The overall plan should be simplified with large trees and materials that are easily and steadily maintained.
- Stone seating blocks and any creative landscaping could be done in the courtyard area, but not in the street lawn area.

Ben Goodman:

- Agrees that there is too much going on in the overall plan. There are some benefits to simplifying.
- Could support artificial turf in some areas, but not in the front yard.
- Is on board with the seating blocks and with some uniqueness, including stone in some of the proposed spaces.
- Any metal fence should be solid bar stock, not hollow aluminum, without finials.

MOTION: Cooke/Goodman (5-0-0) CONTINUED

**15. 16-8-25**

**959 North Sixth Street**

**Mulberry Design & Build, LLC (Applicant)**

**955 N. Sixth St., LLC. (Owner)**

*Following presentation by the Applicant and their attorney, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following modifications, as indicated.*

Approve Application 16-8-25, 959 North Sixth Street, as submitted, with all clarifications, as noted:

Modify Previous Approval/New Construction/Sills & Lintels

- Retain the existing brick sills, as installed on all windows prior to review and approval.
- Install brick, soldier lintels, as per the submitted drawings, dated Rev. 8/2/16.
- Lintels are not required to be installed above the two (2) windows and the one (1) door on the first floor of the façade.
- All work to be completed within ninety (90) days.

Note: This modifies COA # 14-11-26, approved December 16, 2014, in which limestone sills and lintels were specified for all windows.

MOTION: Boyer/Cooke (4-1 [Hagerling]-0) APPROVED

**16. 16-8-26**

**97 Ottar Alley**

**Mulberry Design & Build, LLC (Applicant)**

**1081-1089 Summit St., LLC. (Owner)**

*Following the presentation by the applicants, Chairperson Sudy called all those wishing to speak in order of speaker slip received.*

<u><b>Name, Address, Affiliation:</b></u>	<u><b>Issues/ Comments:</b></u>
Andy Klein 1090 Say Avenue	<ul style="list-style-type: none"> <li>• Concerned about work being completed contrary to what was approved.</li> <li>• Previously expressed concerns about drainage issues caused in this area by new construction and driveways.</li> <li>• Thinks the Commission and the City has exacerbated the run off problem by their actions.</li> </ul>

*Following the presentation by the Applicant, and additional discussion and review, Application #16-8-26 was divided into Items 'a', 'b', 'c' for clarity of action. Motions were made, votes taken, and results recorded as indicated.*

**16-8-26a**

At the request of the applicant, continue Application # 16-8-26a, 97 Ottar Alley, for modifications to the previously approved limestone sills and lintels, and direct Historic Preservation Office staff to place on the September 20, 2016 Italian Village Commission agenda.

Commissioner Comments:

- The general opinion of the Commission is that the limestone sills and lintels should be installed, as originally approved (COA #15-2-10/February 17, 2015).

MOTION: Cooke/Boyer (5-0-0) CONTINUED

**16-8-26b**

Approve Application 16-8-26b, 97 Ottar Alley, as submitted, with all clarifications, as noted:

Modify Previous Approval/New Construction/Siding

- Retain the existing metal siding, as installed, on the east, west, and north elevations (previously approved as reclaimed wood siding, February 17, 2015/COA #15-2-10), per the revised drawings dated 8/2/16.
- Existing reclaimed wood siding on the main block, to the right of the main entrance, is to remain, as installed.

MOTION: Cooke/Boyer (5-0-0) APPROVED

**16-8-26c**

Approve Application # 16-8-26c, 97 Ottar Alley, as submitted, with all clarifications, as noted:

Landscape/Hardscape

- Install a new, ornamental concrete walkway and a new 12' x 12' patio of permeable pavers on the south side of the property, per the submitted site plan. Patio paver material to be submitted to Historic Preservation Office staff prior to issuance of a Certificate of Appropriateness.
- Install a new, wood, rear entrance deck with handrail on the south side of the property, per the submitted site plan.
- Install a new, front entry patio on the north side of the property, per the submitted site plan.
- Install a new, 6' H, horizontal board fence on the south side of the property, per the submitted site plan.
- Install plantings on north and south sides of the property, per the submitted plantings list.
- Install a new, footpath of pavers or steppers at the front entrance (mulch area) adjacent to Ottar Alley. Patio paver material to be submitted to Historic Preservation Office staff prior to issuance of a Certificate of Appropriateness.

MOTION: Cooke/Boyer (5-0-0) APPROVED

**17. 16-8-27**

**963 North Sixth Street**

**Autumnwood Homes, LLC c/o Mulberry (Applicant)**

**Autumnwood Homes, LLC (Owner)**

*Following presentation of applicant, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following modifications, as indicated.*

Continue Application # 16-8-27, 963 North Sixth Street, and direct Historic Preservation Office staff to place on the September 20, 2016 Italian Village Commission agenda for further review.

Commissioner Comments:

- The Commission does not support the existing porch designs, as built.
- The Applicant should return with drawings for an alternate front and rear porch that are more in keeping with the styles of the neighborhood.
- Study the design of the front porch base/skirting.
- The overall size of the front porch may need to be decreased.

MOTION: Cooke/Goodman (5-0-0) CONTINUED

**18. 16-8-28**

**270 East Third Avenue**

**Jody Dierksheide (Applicant/Owner)**

*Following presentation of the staff report, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following modifications, as indicated.*

Approve Application 16-8-28, 270 East Third Avenue, as submitted, with all clarifications, as noted:

Landscape/Hardscape

- Install new Trex decking, flanked by water features, at garage, per the submitted rendering and site plan.
- Install new concrete paver patio and walkways, per the submitted site plan and example photographs.
- Install new gas fire feature, per the submitted rendering.

Note: Trex decking is being approved because this is a platform, not a porch or deck, and it is in the rear yard.

MOTION: Boyer/Cooke (5-0-0) APPROVED

**The hearing was suspended for a ten minute break.**

## **CONCEPTUAL REVIEW**

### **19. 16-8-29**

**273 East Greenwood Avenue**

**Ross Rhinehart (Applicant)**

**Flying Ace Warehouses/Ross & Kathy Rhinehart (Owners)**

Create Tiny House Village

- Create a tiny house village with seven (7) tiny houses, on the existing vacant lot.

*Following presentation by the applicants, Chairperson Sudy opened the discussion and Commission members offered comments to the applicants:*

#### Commissioner Comments

##### Ben Goodman:

- Could generally support the proposed idea. Likes the concept of tiny houses.
- The proposal could be compatible with some of the smaller cottages in the village.
- Thinks it would be better for the tiny houses to be fixed rather than mobile.
- Would need information about required parking and access. What would the streetscape look like.

##### Rex Hagerling:

- Would have a lot of concerns if the houses were to be mobile. Would not want to see mobile homes go in.
- Could see something working if it is permanent and in keeping with the traditions of an Italian Village neighborhood.
- Has an open mind to the proposal, but there are a lot of questions to answer.

##### Todd Boyer:

- In general agreement with comments of Commissioners Goodman and Hagerling.
- Nothing more to add.

##### David Cooke:

- Seven units seems like a lot for the site, considering parking needs.
- Would need information regarding trash storage and pick up.

##### Jason Sudy:

- Demolition of the existing garage will have to be considered. Historic Preservation Office staff will look into the history and significance of the building.
- Need to consider whether parking pads would be needed or if on street parking would be used.
- Would not want to see a use approved that could possibly be swapped out as a trailer park in the future.
- Need to consider how this could fit into an urban area.
- Need to consider how the buildings would relate to the nearby church and Budd Dairy development.
- Look at shotguns or bungalows that exist in Italian Village.

NO ACTION TAKEN.

### **20. 16-8-30**

**608-610 N. High Street & 14-20 E. Poplar Street**

**Antonio Colosimo/3D Group, Inc. (Applicant)**

**C&W 608 N. High LLC (Owner)**

New Storefront/West Elevation

- Remove the existing, inset entrance and two storefronts. Retain full-light doors for reuse.
- Rebuild as a single storefront, with one entrance at the north end and one entrance at the south end.
- Re-glaze existing transoms above façade storefront.
- Existing second floor windows to remain.
- Existing exterior light fixtures to remain.
- Removed existing canvas awnings and install new canvas awnings.

New Storefronts/South Elevation/Western Group of Three

- Westernmost grouping of three storefronts to consist of a central garage door, opening to patio space, flanked by storefront windows, per the submitted drawings.
- Center storefront to be removed completely.
- Transoms and storefronts on flanking storefronts to be re-glazed and wood knee-walls restored.

Individual Pedestrian Doors

- Replace the existing door, east of the westernmost group of storefronts with new hollow metal door for access to basement. Paint to blend in with adjacent brick walls.
- Retain the adjacent, existing, full-light, wood door for access to second floor tenant space.

New Storefronts/South Elevation/Western Group of Three

- Easternmost grouping of four storefronts to consist of one storefront with clear glazing and three storefronts with opaque glazing at new restrooms and kitchen.

East Elevation

- Cut wall for new door on rear elevation.
- Infill void above new door, per the submitted drawings.
- New metal door to be painted to blend in with adjacent brick walls.

Chimney Removal

- Remove the three (3) existing, brick chimneys.

*Following presentation by the applicants, Chairperson Sudy opened the discussion and Commission members offered comments to the applicants:*

Commissioner Comments

Ben Goodman:

- Is okay with the proposed High Street storefront, as modified (*as shown on the drawings modified after the August 9<sup>th</sup> business meeting*).
- Is it possible to maintain the wedge-shaped recess for the front entrance?
- Could support a garage door on the Poplar Street side since garage doors have been on that elevation historically.
- Would be preferred to show activity beyond the glass storefronts on the Poplar Street elevation. Does not see a compelling reason not to flip the floor plan and move the kitchen and restrooms away from the windows.
- Could support seating along the Poplar Street sidewalk, but not fencing any part of the park.

Rex Hagerling:

- The existing storefronts on Poplar Street are not original, but the storefront openings are original. Has concerns about the storefront windows all being covered with opaque glazing because the restrooms and kitchens are located right behind them.
- Thinks a NanaWall would be more appropriate than a garage door on the Poplar Street elevation.

Todd Boyer:

- Look at other solutions for the entrance to the second story apartment.

David Cooke:

- Would want to see the front of the building left as close to original as possible. Suggests looking at the Yukon building, which is similar. Does not think the right solution has been presented yet.

Jason Sudy:

- Has concerns about stairs to the second floor being visible in a High Street storefront window.
- Thinks a NanaWall would be more appropriate than a garage door on the Poplar Street elevation.
- Does not support having part of the park area fenced in.
- Could see some kind of moveable seating used in the park that was not fenced in for liquor control. Need to be clear about all physical features located in the park.
- Thinks there is a possibility for outdoor seating on part of the sidewalk that may or may not be fenced.

NO ACTION TAKEN

**21. 16-8-31**

**296 East Fourth Avenue**

**Ryan Keener/Mode Architects (Applicant)**

**Fairfax Homes, Inc. (Owner)**

New Construction/House

- Build a new, single-family, two-story dwelling, per the submitted site plan and elevation drawings.
- Exterior siding to be wood.
- Roofing to be asphalt shingles and EPDM.
- Rear balcony to have cable railing.

New Construction/Garage

- Build a new, detached, two-car garage, per the submitted site plan and elevation drawings.
- Garage to have two, 9' x 7', overhead garage doors on the north elevation and one window and service door on the south elevation.
- Exterior siding to be wood.
- Roofing to be asphalt shingles.

*Following presentation by the applicants, Chairperson Sudy opened the discussion and Commission members offered comments to the applicants:*

Commissioner Comments

Ben Goodman:

- Thinks the proposed house needs to fit better into the context and proportions of the neighborhood.
- Appreciates that the height and roof peak, as well as the low front porch, are similar to adjacent houses.
- Concerned about the proposed balcony. Thinks it could be expressed on the west elevation without being wrapped to the front.
- The garage seems typical to garages previously approved. Would like to see more garage proposals include exposed rafter tails and half-round gutters.

Daive Cooke:

- Thinks the garage could pull some features from the proposed modern house design. Make the garage look more related to the house.
- With the depth of the lot and the conventional design of the adjacent historic houses, giving this house a bit of breathing room could be nice. Look at pushing it back a bit to distinguish it from the historic houses.
- Look at lining up the tops of the door and windows on the façade.

Rex Hagerling:

- Thinks the two-story mass of the house should be lined up with the two-story mass of the adjacent houses. That could give more leeway with porch projections on the front of the house.
- Need to see a section drawing through the house and site out to the bottom of the curb to show where the foundation line is in relation to adjacent houses.
- The horizontal mullion that divides the paired, fixed windows and the awning sash below seems too thick.

Todd Boyer:

- The front balcony needs to be worked out. The wall holding up the balcony on the west elevation seems severe. If it can get pulled back that elevation would look less massive from the street.
- Need to see window cut sheets to understand the details and dimensions. Not sure about the use of casement windows on the side and rear elevations instead of matching with the fixed/awning windows on the façade.

Jason Sudy:

- Appreciates the submitted context elevation. It clearly shows the elevation that the proposed house will be relative to the adjacent houses.

NO ACTION TAKEN

**22. 16-8-32**

**762 Waldron Street/Jeffrey Park/Phase IV/Garage**

**Rob Harris (Applicant)**

**Jeffrey New Day, LLC. (Owner)**

*Following presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following modifications, as indicated.*

Approve Application 16-8-32, 762 Waldron Street/Jeffrey Park/Phase IV/Garage, as submitted, with all clarifications, as noted:

New Parking Garage & Apartments

- Build a new parking garage, with apartment units on the south and west elevations, per the submitted drawings.
- Cut sheets for the pole lighting diffusers and any exterior security light fixtures at the elevator banks or stair towers to be submitted to Historic Preservation Office staff for final review and approval.
- Graphic for west elevation to return to the Commission for review and approval.

Note: Four (4) Phase IV building designs were approved by the Italian Village Commission on May 17, 2016 (COA# 16-4-26) with the parking garage to return for review and approval. The parking garage apartments include two (2) of the approved four (4) designs.

Note: Light fixture "P2HS" has limited light distribution off of the garage.

MOTION: Cooke/Boyer (5-0-0) APPROVED

**23. 16-8-33**

**750 North High Street**

**Brian Peterson (Applicant)**

**Columbus Metropolitan Housing Authority (Owner)**

Renovation for Hotel

- Renovate the existing Bollinger Tower building for use as a commercial hotel.
- Hotel to include a maximum of 190 rooms, including conference rooms and exercise facility.
- Additional of-site, valet parking spaces to be leased to supplement 35 existing, on-site spaces.
- Existing windows to be removed and replaced with units integrating the necessary mechanical grilles.
- Existing EIFS exterior walls and sunscreens to be painted.
- Two single-story build-out structures will be added to the High Street portion of the site, including a 1500 sq. ft. retail space to the north, and an expansion to the hotel lobby spaces with roof terrace to the south.
- Retail building to include a combination of aluminum storefront and stone veneer.
- Hotel lobby expansion to include a combination of brick and aluminum storefront.

*Following the presentation by the applicants, Chairperson Sudy briefly summarized a letter from the Italian Village Society, dated August 16, 2016, stating the Society's "concerns about the impact of the relocation of the senior citizen residents of Bollinger Tower on the diverse character of the Short North/Italian Village Neighborhood." Chair Sudy also noted an email submitted by area resident, Shane Spencer, voicing opposition to any proposal for a large parking deck at the rear of the building. Both of these communications are on file, in the 750 N. High Street property file, at the Historic Preservation Office.*

*One speaker slip was also submitted:*

<u>Name, Address, Affiliation:</u>	<u>Issues/ Comments:</u>
Malcolm Cochran 918 Mt. Pleasant Avenue	<ul style="list-style-type: none"><li>• Has lived in the area for 30 years.</li><li>• Appreciates the challenge of a building that is one of a kind in the neighborhood.</li><li>• Understands the motivation for the additions, but it is not solving it in a bold or memorable way.</li><li>• Does what it needs to do, but would like to see something remarkable done rather than conventional.</li></ul>

Commissioner Comments

David Cooke:

- Appreciates the changes that have been made since the last review and is moving in the right direction. Thinks it makes a better hotel project with the added space coming toward the street.
- Not sure about the mix of materials yet. Does like the mix of masses with brick and openness with glass.
- Appreciates seeing the amount of reduction in signage.
- Still wonders whether the “little cube” retail space could come up higher. Would be in favor of raising it another level.
- Appreciates that some surface area is being contributed for art space.

Todd Boyer:

- Agrees with Commissioner Cooke about the higher mass on the north retail piece, because it is independent of the hotel, in a way.
- The outdoor dining on High Street would be a seasonal thing and seems less useful. Perhaps that could be used for more open area out front.

Rex Hagerling:

- Agrees with raising the height on the north retail space.
- Has concerns about the details of the louvers and how pronounced they will be.

Ben Goodman:

- The retail spaces out front definitely contribute.
- Applauds the use of better materials, such as, the base of the window system is taller than 4”. Looks better than extending all the way to the slab.
- Signage is being integrated well.
- The addition of the retail space makes it feel more pedestrian scaled, however, the Italian Village Society letter notes that the green space has been used by the community and will be missed. If there are ways to re-inject a bit of green space or a “sit down” area it would be a very good thing.
- Will need to understand how this development will affect vehicular traffic flow out front (bus stop, valet, etc).

Jason Sudy:

- Need to be thoughtful about what happens on either side of the front additions. It should not be a suburban landscape plan.
- The front additions largely bring the building out to the street, but it allows for public gathering spaces.
- Need to be thoughtful of how the front corner space relates to the outdoor dining.
- Provide a detailed explanation of the parking strategy.

NO ACTION TAKEN.

**24. 16-8-34**

**900 North High Street**

**Elford Development/United Dairy Farmers, Inc. (Applicant)**

**United Dairy Farmers, Inc. (Owner)**

*This project was conceptually reviewed at the July 19, 2016 IVC hearing. An application, photos, floor plans, and renderings have been submitted.*

Demolition

- Demolish the existing, one-story commercial building.

New Construction

- Construct a new, four-story, mixed use building.
- Proposed use to be retail, restaurant, and office space.
- Multiple patio or rooftop terraces proposed.
- Thirteen on-site parking spaces proposed.

*Following presentation by the applicants, Chairperson Sudy opened the discussion and Commission members offered comments to the applicants:*

Commissioner Comments

David Cooke:

- Pretty excited about the changes made to the corner block, and moving the outdoor space to First Avenue.
- There is a good contrast between the northeast corner and the southeast corner. They really read as separate buildings, not as a project.
- Also appreciates the change to the small retail spaces.

Jason Sudy:

- The team has done a great job in transforming the design along Pearl Street. Can't say enough about how much the changes are appreciated. It's a reasonable and high quality approach to reclaiming some poor space.
- The High Street design is also very strong.

Ben Goodman:

- Agrees that the changes on Pearl Street are positive.
- Would like to see some improvement on the way the cap works on the building. Likes the contrast of something more detailed next to something less detailed.
- Not sure about the contrast in color/finishes for pieces of the building that are so similar in other aspects.

Rex Hagerling:

- Pleased with the changes overall.
- Likes the difference in color of the two blocks that are similar in design. It reinforces the idea that they are separate buildings.
- Will need additional information regarding parking.
- Is particularly pleased with the changes to the alley.

Todd Boyer:

- Totally on board with the direction of the proposal. Will need to focus on details of how the building hits the sky and how some parts hit the ground.
- Will want to look closely at the scale and proportion of the windows that look like garage doors.
- Thinks there is more opportunity to make the concrete block piece feel different.

NO ACTION TAKEN.

**25. 16-8-35**

**1086 North Fourth Street**

**Karrick Sherrill/Shremshock Architects (Applicant)**

**1086 N. Fourth St. LS LLC/Lykens Cos. (Owner)**

Facade (West) Elevation/Main Building

- Existing second floor windows to remain.
- Existing main entry to remain.
- Install new windows in existing first floor openings.
- Install new steps down to "Space B Patio."

Rear (East) Elevation/Main Building

- Existing smoke stack to remain.
- Install new windows in existing openings to south of smoke stack.
- Infill existing window opening to north of smoke stack.
- Existing brick walls to remain.

North Elevation/Main Building

- Existing windows in front section to remain.
- Install new simulated-divided-light (SDL) windows in existing window openings of rear section.
- Existing dairy doors to remain.

South Elevation/Main Building

- Existing windows in front section to remain.
- Install new simulated-divided-light (SDL) windows in existing window openings of rear section.
- Install new steps down to space "A" lobby, near east end of south elevation.

- Install new entry and awning near west end of south elevation.
- Install new platform and landscaping.

South Elevation/Garage & Warehouses

- Existing overhead doors on garage to be removed. Brick walls and openings to be retained.
- Install new SDL windows in existing window openings of three warehouse buildings.
- Install new storefront in two existing overhead door openings.

Inset West Elevation/Warehouse (previously an interior wall)

- Leave window and door openings open, without doors or windows.
- Install new storefront in existing overhead door opening.
- Install new SDL windows in existing window openings.

North Elevation/Garage & Warehouses

- Install new SDL windows in existing window openings.
- Three existing window openings to remain open with no windows.
- Existing brick walls to remain.
- Existing overhead doors on garage to be removed. Brick walls and openings to be retained.

East Elevation/Warehouse

- Install new SDL windows in the existing window openings of the warehouse facing onto N. Sixth Street.

*Following presentation by the applicants, Chairperson Sudy opened the discussion and Commission members offered comments to the applicants:*

Commissioner Comments

Ben Goodman:

- Loves the idea of going down into the lower level from the patio, but wonders if the steps have to be right out to the sidewalk. Could the sidewalk extend back a bit?
- Provide additional information about sidewalks, fencing and plantings.
- Glad to see a lot of office space. The mix of office space with the restaurant lessens the parking burden.

David Cooke:

- Would be open to losing a few parking spaces at the corner of Fourth Street and Fourth Avenue to keep the corner more green. Could also see some art in this corner.
- Be thinking about signage and lighting (not just pole lighting in the parking lots).
- Provide more information about the unique lighting that was historically in the cornice of the building.

Rex Hagerling:

- Quaker windows are a good brand. *(An sample window was brought in for review).*

Jason Sudy:

- Asked about the location of original awnings and platforms and what would be reinstalled.
- Asked about the planter box at the front patio and how it would change the current landscape.
- Saving these buildings is fantastic, and restoring the window openings is awesome.
- Parking at the corner of Fourth and Fourth should not come forward of the building façade.

NO ACTION TAKEN.

**26. 16-8-36**

**848 North Pearl Street**

**Connie J. Klema, Attny. (Applicant)**

**Wood Run Partners, LLC (Owner)**

*Following presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.*

Approve Application 16-8-36, 848 North Pearl Street, as submitted, with all clarifications, as noted:

New Construction

- Build a new, five-story, office building, per the submitted renderings dated August 16, 2016, and the submitted materials samples.
- Exterior siding to be fiber-cement panels with concealed fasteners, painted aluminum panels, and standing-seam-metal.
- First floor to be ground face block.
- Garage openings to be painted, bar-stock metal grating.
- Any/all signage, exterior light fixtures, front entryway details, and landscape plan to return for review by the Italian Village Commission.
- Final construction drawings to be submitted to Historic Preservation Office staff for final review and approval, in consultation with one Italian Village Commissioner.

MOTION: Hagerling/Goodman (4-1 [Hagerling]-0) APPROVED

**27. 16-8-37**

**839 Summit Street**

**Ben Goodman & Chris Zuelke (Applicants/Owners)**

*Following presentation of the staff report, a motion was made, vote taken, and results recorded, as indicated.*

At the request of the Applicant, continue Application # 16-8-37, 839 Summit Street, for construction of a new garage, and direct Historic Preservation Office staff to place on the September 20, 2016 Italian Village Commission agenda.

MOTION: Cooke/Boyer (4-0-1 [Goodman]) APPROVED

**STAFF APPROVALS**

• **16-8-1**

**137 Warren Street**

**Stacy Woodford (Applicant/Owner)**

Approve Application 16-8-1, 137 Warren Street, as submitted, with all clarifications, as noted:

Eave Soffit & Fascia Repair:

- Repair and or replace all damaged, deteriorated, and missing wood eave soffits and fascia on all elevations as necessary with new wood of exact same profile and dimension; like-for-like.
- Prime all new and bare wood surfaces with the appropriate exterior primer, according to manufacturer's specifications. Paint color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.

**Repair/Replace Gutters & Downspouts**

- Examine all existing, metal, ogee (k-style) gutters on the house and make any repairs and/or replace the existing gutter system on all elevations with new metal, ogee (k-style) gutters.
- Install new, corrugated metal downspouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

• **16-8-2**

**76 East Third Avenue**

**Roger Farrell (Applicant/Owner)**

Approve Application 16-8-2, 76 East Third Avenue, as submitted, with all clarifications, as noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the north section of the roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
  - Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
  - Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
  - Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
  - Replace any/all damaged metal flashing on all existing chimneys.
  - Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be GAF, Slateline (dimensional), "English Gray Slate," to match existing.
  - All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red."
  - Upon completion, all metal valleys and flashing are to be painted "gray" or "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

• **16-8-3**

**972-974 North Fourth Street**

**Allison Adams (Applicant/Owner)**

Approve Application 16-8-3, 972-974 North Fourth Street, as submitted, with all clarifications, as noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color to be: Body – "Redstone Blue Spruce;" Trim – "Homestead Resort Jefferson White."
- **Any previously unpainted, masonry (i.e., stone/concrete foundation is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

• **16-8-4**

**289 Auden Avenue/Jeffrey Park Beacon Townhome**

**Rob Harris (Applicant)**

**Jeffrey New Day, LLC. (Owner)**

Approve Application 16-8-4, 289 Auden Avenue, as submitted, with all clarifications, as noted:

New Construction

- Construct a new, brick townhome, per the submitted drawings.
- Windows to be aluminum.
- Window to have limestone sills and soldier course brick headers.
- All work to be completed per the original approval and modifications, as noted below, and as shown in the submitted drawings dated 07/13/16.

Note: Original approval was on November 19, 2013 (COA # 13-11-17); modified August 18, 2015 (COA # 15-7-17) and March 22, 2016 (COA # 16-3-13a).

- **16-8-5**

**Short North Arts District Arches/High Street- Multiple Locations**

**Short North Alliance (Applicant)**

**City of Columbus (Owner)**

Approve Application 16-8-5, High Street/Multiple Locations, as submitted, with all clarifications, as noted:

Install New Banners

- Remove the existing banners, and install new banners on the seventeen (17) Short North Arches, per the submitted renderings. Two (2) banners to be installed on each arch (34 total banners).
- Banners to be 18" x 54" double-faced vinyl and hung on custom aluminum poles, per the submitted drawing.
- Banners to be installed from late August through early-November.

- **16-8-6 [Goodman]**

**838-840 Kerr Street**

**Ron Miller (Applicant)**

**CD & C Newby Ltd. (Owner)**

Approve Application 16-8-6, 838-840 Kerr Street, as submitted, with all clarifications, as noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
  - Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
  - Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
  - Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
  - Replace any/all damaged metal flashing on all existing chimneys.
  - Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be GAF, Slateline (dimensional), "English Gray Slate," to match existing.
  - All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red."
  - Upon completion, all metal valleys and flashing are to be painted "gray" or "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

- **16-8-7**

**939 Summit Street**

**Todd Thatcher (Applicant)**

**New Village Place (Owner)**

Approve Application 16-8-7, 939 Summit Street, as submitted, with all clarifications, as noted:

Satellite Dish

- Retain the existing cable service satellite dish, as installed prior to review and approval.
- The dish is located at the rear of the property adjacent to the parking area, and is not attached to the building.

- **16-8-8**

**779 Summit Street**

**Ingrid Navarro (Applicant/Owner)**

Approve Application 16-8-8, 779 Summit Street, as submitted, with all clarifications, as noted:

Exterior Painting/Doors

- Paint all exterior doors on the house and garage, per the submitted photographs.
- Color to be SW 0048, "Bungle House Blue."

- **16-8-9**

**41 East Prescott Street**

**Kenneth & Michele Gagen (Applicant/Owner)**

Approve Application 16-8-9, 41 East Prescott Street, as submitted, with all clarifications, as noted:

Install New Patio

- Install a new patio with stone border, per the submitted site plan, specifications, and material samples.
- Pavers to be “Old World” with Oberfields Dimensional wall block. Color to be “Cuyahoga.”
- New walkway to be Unilock Eco Priora River.

Planting Beds

- Install new planting beds at edge of patio, per the submitted site plan.

- **16-8-10**

**1057 Summit Street**

**Hakeem Shittu (Applicant/Owner)**

Approve Application 16-8-10, 1057 Summit Street, as submitted, with all clarifications, as noted:

Repair/Replace Gutters & Downspouts

- Examine all existing, metal, ogee (k-style) gutters on the house and make any repairs and/or replace the existing gutter system on all elevations with new metal, ogee (k-style) gutters.
- Install new, corrugated metal downspouts in the appropriate locations, as needed, to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications. Paint colors to match existing.

House Numbers

- Replace the missing digits of the house number with new digits, to match existing.

- **16-8-11**

**964-966 North Fourth Street**

**David J. Scaglione (Applicant/Owner)**

Approve Application 16-8-11, 964-966 North Fourth Street, as submitted, with all clarifications, as noted:

Exterior Stairs

- Retain the existing exterior, wood steps, stoop, and railings, as repaired/replaced prior to review and approval.
- The stairs were an existing feature and were repaired/replaced in-like-kind.

Install New Vinyl Windows and Siding

- Retain the existing vinyl siding and vinyl windows on the one-story rear addition, as installed prior to review and approval.
- The vinyl windows and vinyl siding were existing features and were replaced in-like-kind.

Install New Vinyl Transoms

- Retain the existing vinyl, two door and two window transoms on the front elevation, as installed prior to review and approval.
- Vinyl windows were installed at this property sometime prior to 2009. Transoms were replaced in-like-kind.

Note: An Historic Commission Review Application must be submitted prior to any future work.

- **16-8-12b**

**1105 Say Avenue**

**Heather Minor (Applicant)**

**Joel Oney & Travis Sanders (Owners)**

*Application #16-8-12 has been divided into item 'a' for Italian Village Commission review under Staff Recommendations (see above), and item 'b' for Staff Approval under Staff Approved items.*

Approve Application 16-8-12b, 1105 Say Avenue, as submitted, with all clarifications, as noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color scheme to be as follows: Body – SW 7074 “Software;” Gables – SW7075 “Web Gray;” Front Doors – SW9059 “Silken Peacock.”

Install New Door

- Remove the existing, non-contributing, steel door on the front elevation.
- Install a salvaged, wood door, per the submitted photographs.
- New door to be painted to match existing parlor door.

Install New Privacy Fence

- Remove the existing chain link fence, in agreement with the neighboring property owner.
- Install a section of new six-feet high (6' H), wood privacy fence in the same location, along the south side yard, with a gate extending to the corner of the house, per the submitted site plan.
- Style of the new wood fence is to be selected from one (1) of the following appropriate options: a) Board-on-board, six-feet high (6' H), straight-cut or dog-eared (not stockade) wood fence-finished side out facing the neighboring properties (i. e. all stringers and posts placed on the inside); b) Board-on-board, six-feet high (6' H), straight-cut or dog-eared (not stockade) wood fence with vertical 1" x 6" boards placed on both sides of the stringers; or c) Board-on-board, six-feet high (6' H), wood fence with all straight-cut vertical boards installed with a top and bottom rail cap placed between the 4" x 4" wood posts.
- Fence to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.

- **16-8-13**

**1080 Say Avenue**

**Molly W. & Susan C. Orlos (Applicant/Owner)**

Approve Application 16-8-13, 1080 Say Avenue, as submitted, with all clarifications, as noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color scheme to be as follows: Body – “Sage Green;” Trim - “Forest Green” and “Cream”; Accent – “Burgundy.”

**X. OLD BUSINESS**

**XI. NEW BUSINESS**

**XII. ADJOURNMENT**